

38 Glenelg Avenue, Mermaid Beach, Qld 4218

House For Sale

Tuesday, 30 April 2024



38 Glenelg Avenue, Mermaid Beach, Qld 4218

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 401 m2

Type: House



Conner Malan
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Auction

Celebrating relaxed, sunlit living that rejuvenates the soul, this elevated oasis promises a dream lifestyle just 600m from the Mermaid Beach coastline. Completed in April 2023, every detail of this four bedroom, three bathroom home embraces modern, yet functional style - this house was built to live in, so every space has been meticulously considered. From the square-set walls to the engineered Blackbutt timber floors and brushed brass ABI fixtures that gleam throughout, it's as beautiful as it is liveable! The airy, open plan kitchen, living and dining zone emulates this too, boasting a butler's pantry to keep mess out of sight and a seamless connection with the alfresco entertaining area. A media room beckons atop the timber and glass staircase for family movie nights, where you'll also find a light-filled master suite with superb Broadbeach skyline views. When you're not hosting guests in style on the alfresco deck, keep refreshed in the saltwater pool or catch rays on the sun-soaked decking, hidden from sight via high fencing. And when you do decide to leave this sunlit sanctuary, you'll love being close to foodie favourites such as Etsu, Little Truffle, Glenelg Pub House and more. The upscale shopping, dining and entertainment precinct, Pacific Fair, is under 2km away, along with Star Casino and the bustling Broadbeach cuisine scene. Reward yourself with a move-in ready contemporary and calming slice of paradise. Inspect today! Property Overview: • Elevated double-storey oasis celebrating relaxed, sunlit living that's good for the soul • Envidable location, approx. 600m from Mermaid Beach coastline • Architecturally designed by Murray Scott, completed April 2023 • Low-maintenance, fully fenced 401m² block • Modern, light and airy interiors enriched with square set walls, engineered blackbutt timber floors, brushed brass ABI fixtures • Foyer features a soaring void, blockwork feature wall and abundant glass • Stunning kitchen with Calacatta Signature stone benches and waterfall edge island, 2pac soft-close cabinetry, 900mm induction cooktop and oven • Butler's pantry includes dishwasher, sink and storage • Spacious living and dining area connects with the kitchen and alfresco entertaining area • Upper-level media room with cavity slider door • Large, light-filled master suite with Broadbeach skyline views, walk-in robe and luxe ensuite with full-height tiling, 2pac double vanity, bath, rain shower, concealed cistern toilet, brushed brass ABI fixtures • Three further bedrooms with built-in robes, two with a shared balcony • Main bathrooms on each level feature full-height tiling, 2pac vanities, concealed cistern toilets, brushed brass ABI fixtures • Stackable sliders create a seamless indoor-outdoor flow onto the alfresco entertaining deck • Secluded saltwater pool and sundeck, protected by high fencing • Crazy paving outdoors, complemented by easy-care gardens • Laundry with external access • Oversized double glare garage with high-clearance • Surplus of internal storage, including a walk-in linen cupboard, plus under house storage • Air-touch ducted and zoned air-conditioning • Keypad entry Rental Appraisal: \$1,700 - \$1,800 per week Council Rates: Approx. \$1,521.66 half yearly Water Rates: Approx. \$581.57 per quarter Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purpose.